


1169 Lease  
Harbor Area

City of Bremerton

Kitsap County

PREFIX 22

BARCODE # E83070903000179  
BOX # 179  
JACKET # HA1169

FILE ID	AB	BOX ID
1169	E83070903000179	83
		
*F898983*		



APPLICATION No. 1169

County Kitsap  
To Lease Harbor Area Lands  
Applicant City of Bremerton  
Filed May 17, 1933  
Description In front part Lots 1 and 2

Sec. 14 Twp. 24 N., R. 1E  
Referred to \_\_\_\_\_, 19\_\_\_\_  
Report Inspection Filed \_\_\_\_\_, 19\_\_\_\_  
Appraised \_\_\_\_\_, 19\_\_\_\_  
Protest Filed \_\_\_\_\_, 19\_\_\_\_  
\_\_\_\_\_, 19\_\_\_\_  
Notice of Leasing Mailed \_\_\_\_\_, 19\_\_\_\_  
Date of Lease Fixed \_\_\_\_\_, 19\_\_\_\_  
Notice of Leasing with App. No. \_\_\_\_\_  
Report of Leasing Filed \_\_\_\_\_, 19\_\_\_\_  
Report of Leasing with App. No. \_\_\_\_\_  
Lease No. 1140  
To \_\_\_\_\_

OTHER SPECIAL PROCEEDINGS

MISCELLANEOUS MEMORANDA  
Port of Bremerton  
12-21-38 No Port Dist  
City of Bremerton



5294  
L

December 3, 1948.

City of Bremerton,  
Bremerton, Washington.

Gentlemen:-

We apparently have overlooked notifying you of the expiration of Harbor Area Lease No. 1140 covering the harbor area in front of the East 30 Feet of Lot 1, Section 14 and the West 30 Feet of Lot 2, section 14, township 24 north, range 1 east, W.M.

The lease which was issued August 9, 1938 expired in August of this year. It is assumed that the City is interested in continuing the use of this harbor area and, if so, an application to re-lease should be filed. Enclosed you will find the proper application blank which you may return with the original of expired Lease No. 1140 and a deposit of \$10.00. Upon receipt of this data, we will determine the annual rental for a new lease for an additional period.

Very truly yours,

OTTO A. CASE, Commissioner

By

Frank O. Sether  
Assistant Commissioner

FOS:ht  
encl.  
App. 1169

attach



City of Bremerton  
Bremerton, Washington

App. 1169  
KITSAP COUNTY

ALL H.A. in front of  
portion of Lot 1,2,  
14-24-1E.

PORT OF BREMERTON

Aug. 9-  
Ex. ~~Oct. 28~~, 1948

1940-41-HV-43-44-45  
HARBOR AREA HC-HV

Lease 1140

Rental \$18.00  
first period.

~~1940-41 Rental 18.00~~  
~~1942-43 Rental 18.00~~  
~~1944-45 " 24.00~~

A.R.L. not filed 8-10-48

WFM.



LEASE NO. 1169

APPLICATION NO. 1194

OLD VALUATION 5000 00

OLD RENTAL 300. 00

NEW VALUATION 6250 00

NEW RENTAL 375. 00

PERCENTAGE 6%

DUE DATE July 8

LEASE NO. 1140

APPLICATION NO. 1169

OLD VALUATION 300 00

OLD RENTAL 18. 00

NEW VALUATION 400 00

NEW RENTAL 24. 00

PERCENTAGE 6%

DUE DATE August 9 - 1944

pt of Brenton



Make Checks Payable to and Address all communications to

# COMMISSIONER of PUBLIC LANDS

P.O. BOX 17  
OLYMPIA, WASHINGTON

JACK TAYLOR  
COMMISSIONER

## IMPORTANT

Leases not paid when due are subject to cancellation without further notice.

Your current rental will be due on August 9 1944

It is necessary to return both copies of this statement with remittance. When properly signed and dated this notice becomes an official receipt.

The Commissioner of Public Lands will not be responsible for cash remittances—use check or money order.

City of Bremerton  
Bremerton, Washington

*Receipt*  
*#18482*  
*mailed 8-14-44*  
*mg.*

Receipt Number \_\_\_\_\_

PORT Bremerton

COUNTY Kitsap

APPLICATION NO. 1169

GRANT Harbor Area

LEASE NO. 1140

CURRENT RENTAL		DELINQUENT AMOUNT DUE	TOTAL AMOUNT DUE
YEAR ENDING	AMOUNT		
Aug. 9, 1945	\$ 24.00	\$	\$

AMOUNT RECEIVED	CASHIER'S STAMP
\$	
OFFICE NUMBER	
M.O.	CHECK

JACK TAYLOR  
COMMISSIONER OF PUBLIC LANDS

By \_\_\_\_\_  
AUDITOR & CASHIER

FORM 5520



LEASE NO. 1140

APPLICATION NO. 1169

OLD VALUATION \$ 300<sup>00</sup>

OLD RENTAL 18<sup>00</sup>

NEW VALUATION \$ 300<sup>00</sup>

NEW RENTAL 18<sup>00</sup>

PERCENTAGE 6%

DUE DATE August 9, 1942.

99

Lease No. 1140

App. No. 1169

Old Valuation - \$ 300<sup>00</sup>  
Old Rental - 18<sup>00</sup>

New Valuation - \$ 300<sup>00</sup>  
New Rental - 18<sup>00</sup>

6%

Due Date - August 9, 1940

99



a  
7-

December 15, 1939

Mr. J. W. Bryan  
Bremerton  
Washington

Dear Sir:

I received your letter of December 11, asking about payments that have been made on lease No. 977 issued to the City of Bremerton.

The City has two leases, the first, No. 977, covering the harbor area in front of the vacated portion of the northerly waterway adjoining Public Place No. 1 of Bremerton. This lease was issued August 1, 1932 for a period of thirty years. Rental is \$10.00 under this lease and it has been paid each year. Nothing further is due under this lease until August 1, 1940. The payment dates are shown on the attached slip.

Lease No. 1140 was issued August 9, 1938 and covers the harbor area in front of parts of lots 1 and 2, section 14, township 24 north, range 1 East. The rental is \$18.00 per year and was paid for the two years ending August 4, 1940.

I trust this gives you the information you need.

Very truly yours,

Commissioner.

attail

FOS:VK  
#6398  
App. 991  
1169



5294  
X✓

August 31, 1939

City Clerk  
City of Bremerton  
Bremerton, Washington

Dear Sir:

Enclosed you will find receipt No. 256643 in the amount of \$18.00 showing payment of the annual rental under Harbor Area Lease No. 1140. I am also returning herewith the voucher which accompanied your remittance.

Very truly yours,

Commissioner.

FOS:MG  
Enc. 2.

*App. # 1169.*

*attach*



5294  
X

May 25, 1939

City Engineer  
City of Bremerton  
Bremerton, Wash.

ATTENTION: J. L. BERRY.

Dear Sir:

I have your letter of May 18, regarding construction of a sewer over the harbor area in front of lot 1, section 14, township 24 north, range 1 east W. M.

The basis of the laws affecting harbor area is found in article 15 of the State Constitution. No provision is made for the granting of easements over harbor area. A lease is the only instrument that can be issued. It appears, then, that wherever the harbor area is covered by a lease to a private party that it will be necessary to obtain an assignment of the portion of the lease covering the area desired, submit the assignment to this office for approval and then two lieu leases can be issued, one to the city for the part assigned, and the other to the private party for the portion retained. There will be a fee of \$1.00 for the approval of each assignment and a \$5.00 fee for each of the two lieu leases, making a total of \$11.00 required in each of such transactions. We are enclosing herewith assignment forms for use in such cases. Do not fill out the bond or surety form on the back of the assignment blanks because in these cases lieu leases will be issued and the bond is a part of the lease form.

Where the harbor area is open a lease can be issued directly to the city as was done in the case of lease No. 1140, issued to the City on August 9, 1938, for a term of ten years, covering the area in front of the East 30 feet of Lot 1 and the W 30 feet of Lot 2 of section 14.

The leases covering the area between High and Naval Avenues in front of Lot 7, section 11 and Lot 1, section 14 are as follows:

Lease No. 1044, issued November 1, 1934, under application No. 1074, for a term of ten years to C. G. Hansen, Box 165, Bremerton, Washington, the area in front of a portion of Lots 6 and 7, section 11 between the easterly line of Waterway No. 4 and a line running across the harbor area to the outer harbor line and at right angles

*attach*



City Engineer  
City of Bremerton

May 25, 1939  
Page #2

thereto from an intersection with the west line of lot 15, Bay View Garden Tracts, with the inner harbor line.

Lease No. 935, issued November 25, 1930, under application No. 952, for a term of fifteen (15) years and held by Western Gas Co., of Washington, Bremerton, Washington, covers the area in front of lots 11 to 15, inclusive, and intervening Renn Stroll, in the plat of Bay View Garden Tracts between two lines extending across the harbor area at right angles to the outer harbor line, one of said lines passing through the meander corner to sections 11 and 14 and the other through the point of intersection of the west line of said Lot 15 with the inner harbor line.

Lease No. 1123, issued January 25, 1938, under application No. 1156, for a term of ten years, to Duncan J. Clark, 1743 Penn Avenue, Bremerton, Washington, covers the area in front of Tract 23 and the N $\frac{1}{2}$  of Pennsylvania Avenue (Daly's Avenue) in the plat of Jos. Daly's Garden Tract in Lot 1, section 14, between two lines extending across the harbor area at right angles to the outer harbor line, one of said lines passing through the point of intersection of the center line of Pennsylvania Avenue with the inner harbor line and the other through the point of intersection of the west line of said tract 23 with the inner harbor line.

Lease No. 1124, issued March 18, 1938, under application No. 1153, for a term of 10 years to John P. Kuphal, 201 Bremerton Trust & Savings Bank Building, Bremerton, Washington, covers the area in front of Tract 1 and the S $\frac{1}{2}$  of Pennsylvania Avenue in the plat of Jos. Daly's Garden Tract in Lot 1, section 14, between two lines extending across the harbor area at right angles to the outer harbor line, one of said lines passing through the point of intersection of the east line produced of said tract 1 with the inner harbor line and the other through the point of intersection of the center line of Pennsylvania Avenue with the inner harbor line.

The area between lease No. 1124 and lease No. 1140 is open.

We are also enclosing a blank for use in making an application to lease covering any portion that is open.

Very truly yours,

RFR:VK  
#2819  
encl

Commissioner.



**City of Bremerton**

OFFICE OF THE CITY ENGINEER

BREMERTON, WASHINGTON

**RECEIVED**

MAY 19 1939

Commissioner of Public Lands  
2819

May 18th, 1939

Mr. A. C. Martin,  
Commissioner of Public Lands,  
Olympia, Washington.

ATTENTION MR. REED

Dear Sir:-

On Wednesday, May 17th., the City Commission of the City of Bremerton passed a resolution of intention to improve the area bounded by High and Naval Avenues, from 15th Street, North to Port Washington Narrows, by a system of storm and sanitary sewers.

This improvement will contemplate the installation of a collection sewer fronting Government Lot 1, Section 14, Twp. 24 N., R. 1 E., W. M. This collection sewer will be not less than three feet under ground and will be located just beyond the Gov't. Meander Line.

It is our intention to secure an easement for this sewer from the State of Washington, which will of course be subject to any Harbor Area leases already granted by your department. On said leases, I believe it will be necessary for the City to secure the easement from the lessee and on frontage not covered by Harbor Area leases, the easement can be secured from the State.

We will appreciate information from your department as to the number and location of all harbor area leases fronting Govt. Lot 1, and also the form of easement that would be acceptable to the Commissioner of Public Lands.

The State Department of Health is vitally interested in this district as they are anxious to keep all sanitary flows away from Port Washington Narrows. We will therefore appreciate any cooperation you may give us in order to expedite this improvement.

Yours truly,

CITY OF BREMERTON

ECS

*J. Berry*  
Construction Engineer



5294  
✓

October 14, 1938

Mr. C. C. Casad  
City Engineer  
City of Bremerton  
Bremerton, Washington

Dear Sir:

I have your letter of October 10th with which you returned Lease 1221-38 properly executed. The lease is being entered on our records and the original together with the receipt for the payment that has been made will be forwarded to you within a few days.

Very truly yours,

Commissioner.

FOS:MG

*Given to Kelly*



# City of Bremerton

OFFICE OF THE CITY ENGINEER

BREMERTON, WASHINGTON

October 10, 1938

RECEIVED

OCT 18 1938

Commissioner of Public Lands

5111 ✓

*Rec'd*

Mr. Albert C. Martin, Commissioner  
State of Washington  
Department of Public Lands  
Olympia, Washington

Dear Sir:-

In accordance with your letter of  
August 9th, attached find Harbor Area Lease  
1221-38 which has been signed in duplicate as  
per your instructions.

Also note that the bond form has  
been executed by the American Surety Company of  
New York.

Trusting you will find the attached  
satisfactorily completed, we are,

Very truly yours,

CITY OF BREMERTON

C.C. Casad, City Engineer

by *C.C. Casad*

ECS/rb

Enc:4

*e*



DUPLICATE

No. 1140

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LEASE AND BOND

—OF—

Harbor Areas

---

STATE OF WASHINGTON

—TO—

City of BremertonAddress Bremerton, Wash.Harbor of BremertonApplication No. 1169



STATE OF WASHINGTON, }  
County of KING } ss.

We, CITY OF BREMERTON

of Bremerton, Washington, as principal, and ~~we~~ AMERICAN SURETY COMPANY OF NEW YORK, a corporation organized under the laws of the State of New York and authorized to transact business in the State of Washington as sureties, ~~all of the State of Washington, County of~~, do confess ourselves indebted to the State of Washington in the penal sum of Five Hundred (\$500) Dollars, and to the payment of which we are held and firmly bound, and do by these presents bind ourselves, our and each of our heirs, executors, administrators or assigns, jointly and severally, firmly by these presents.

Sealed with our seals this 8th day of October, A. D. 1938

The condition of the above obligation is such that, Whereas, the principal, in the foregoing bond did enter into a certain lease and contract with the State of Washington (which is hereto attached and made part of this instrument, and all the conditions of which are written into and made part of this instrument), whereby the above bounden principal ha leased from the State of Washington the part, lot or parcel of property described in said hereto attached lease and contract, upon all the conditions set up in said lease and contract: Now, therefore, if the said above named lessee, the principal, herein, shall well and truly perform all the conditions set up and prescribed in the said lease and contract hereto attached, in all and every part thereof, then this bond shall be considered satisfied and discharged; otherwise it shall have full force and effect.

Signed with our hands and sealed with our seals, this day and year first above written.

*Witness*  
E. J. McQueen  
*City Clerk*

**CITY OF BREMERTON**

By Jesse A. Knabb [SEAL]

AMERICAN SURETY COMPANY OF NEW YORK  
By S. H. Melrose [SEAL]  
S. H. Melrose-Resident Vice President

Attest: B. L. Jolly [SEAL]  
B. L. Jolly-Resident Asst Secretary

The foregoing bond and the sureties thereon approved this OCT 24 1938 day of October, 1938

Albert C. Martin  
Commissioner of Public Lands.

### TO BE EXECUTED BY SURETIES ONLY

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } ss.

being first duly sworn, each for himself, and not one for the other, deposes and says: That he is a citizen of the State of Washington and is not barred by any statute of said State from executing bonds or becoming a surety; that he is one of the persons named in and who executed the foregoing obligation as surety, and that the same is his free and voluntary act and deed for the uses and purposes therein mentioned; that he is worth the sum of \$500.00, over and above all his just debts and liabilities, in separate property situated in said State, and not exempt from sale on execution.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 1938

Notary Public in and for the State of Washington,

Residing at \_\_\_\_\_



State of Washington, County of Thurston, ss.

THIS INDENTURE, Made this 9th day of August, A. D. 1938

by and between the State of Washington, party of the first part, lessor, and

City of Bremerton, part Y of the second part, lessee

WITNESSETH, That the State of Washington, lessor, does hereby lease, demise and let unto said party of the second part the following described property, situate in said State, County of Kitsap, and being that part of the harbor area in front of the following described property, to-wit:

Parts of Lots 1 and 2, Section 14, Township 24

North, Range 1 East, W. M.

Lands

and more particularly described as follows:

All harbor area in front of the east 30 feet of Lot 1, section 14 and the west 30 feet of Lot 2, (High Avenue) section 14, township 24 north, range 1 east, W. M., and bounded by the inner and the outer harbor lines and the side lines of said portions of Lots 1 and 2 produced to and across the harbor area to the outer harbor line, as shown on the official maps of Bremerton Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington.

Annual rental, \$18.00 - first period

Payable August 9th annually

Application No. 1169



To have and to hold for the term of Ten years from the date of this instrument, for the purpose of building and maintaining upon the above described harbor area, wharves, docks and other structures for the convenience of navigation and commerce, as may be determined by legislative enactment or by rule of the Commissioner of Public Lands.

This indenture is executed in consideration of the covenants and stipulations herein contained, and of the payment annually in advance of rental in the amount Six % of the true value, in money, of the harbor area (exclusive of improvements) as fixed by the assessor of Kitsap County in accordance with the provisions of Sec. 5, Chap. 171 of the Laws of 1923 as follows:

"The assessor shall thereupon in accordance with section 11121 of Remington's Compiled Statutes determine the true and fair value in money of such harbor area (exclusive of the improvements thereon) as of March 1st preceding the date of the filing of such application and certify the same to the commissioner. Such value shall be the basis of rental until the assessor's next valuation as herein provided. The assessor shall thereafter in every even numbered year as of March 1st place a valuation on such harbor area (exclusive of improvements) in accordance with said section 11121, Remington's Compiled Statutes, and certify the same to the commissioner and such valuation shall be the basis of rental for the two-year period following such valuation."

The State of Washington shall have the right to regulate, either under rules established by the Commissioner of Public Lands, or by legislative enactment, or by both methods, the rates of wharfage, dockage and other tolls, to be imposed by the lessee upon commerce for any of the purposes for which said leased harbor area may be used, and to change such regulations and rates from time to time, and the right to prevent by such means and in such manner as it may adopt, extortion, discrimination, unequal or exclusive privileges, and to cancel this lease for the violation of any law, rule, regulation or order governing the same.

The State of Washington shall have the power by the Commissioner of Public Lands to cancel this lease upon a breach of any of its conditions by the lessee or for the failure or refusal of the said lessee to erect, within a reasonable time hereafter, and continuously to operate and maintain in and upon the above described harbor area the wharves, buildings or other structures described and represented in the exhibits of improvements proposed to be erected therein by said lessee, which have heretofore been filed with the Commissioner of Public Lands, or as altered with the consent and approval of said Commissioner entered upon his records.

The State of Washington reserves unto itself, port district, county, city or other public agency in the territory where the portion of the harbor area described in this lease is located, the right to assume and thereafter hold this lease upon acquirement of the tide lands contiguous thereto and fronting thereon, without any value for said lease except for improvements thereon: Provided, That this covenant shall not be held to apply to any cancellation of this lease ordered by the Commissioner of Public Lands on account of fraud or breach of any of the covenants of this lease, or a failure to file and keep therewith a good and sufficient bond as provided by law, but in such case the improvements upon the said leased area shall become the property of the State.

The lessee shall not make or suffer to be made any artificial filling in of said leased area or any deposit of rock, earth, ballast, refuse, garbage or other matter within such area, except as provided by law or as approved in writing by the Commissioner of Public Lands.

If the said lessee shall fail to pay to the State the rental hereinbefore provided on the date when the same is due, or within sixty days thereafter, the Commissioner of Public Lands may declare this lease canceled and all rights or claims of the said lessee under this lease in and to the said area or in or to any improvement therein or thereon, shall immediately thereupon vest in the State of Washington.

The lessee herein shall not sub-let the whole or any part of said leased area except upon the written permission of the Commissioner of Public Lands.

All the conditions and covenants set forth in this indenture are declared to be of the essence of the contract, and a breach of any one is a breach of the whole.

Executed in duplicate this day and year above written.

THE STATE OF WASHINGTON.

By Albert C. Martin  
Commissioner of Public Lands.

City of Bremerton  
by Jesse A. Knabb  
Mayor Lessee  
P. O. Address Bremerton

Kitsap County, State of Washington



October 5, 1938

Mr. A. E. Krull  
Assistant Manager  
502-5 Hoge Building  
705 Second Avenue  
Seattle, Washington

Dear Sir:

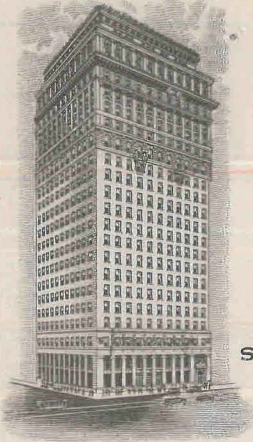
I have your letter of October 3, asking that we give you copies of our harbor area lease and bond form. I am enclosing the two copies as requested and if you will examine these and prepare the proper bond for the City of Bremerton we will appreciate your pushing it along as much as possible.

, Very truly yours,

Commissioner.

FOS:VK  
#4999  
encls





COMPANY'S  
HOME OFFICE BUILDING

*American Surety Company*  
*of New York*

RECEIVED

OCT 4 1938

Commissioner of Public Lands

4999✓

F. W. LAFRENTZ  
CHAIRMAN OF THE BOARD

A. F. LAFRENTZ  
PRESIDENT

S. H. MELROSE, MANAGER  
A. E. KRULL, ASSISTANT MANAGER

BRANCH OFFICE FOR WASHINGTON AND ALASKA

502-5 HOGE BUILDING

TELEPHONE ELIOT 2345

SEATTLE, WASH. October 3, 1938

RE:- City of Bremerton - Harbor Area Lease Bond

Department of Public Lands,  
State of Washington,  
Olympia, Washington.

Gentlemen:

We have been requested by the City of Bremerton to execute bond in duplicate on behalf of the City of Bremerton in favor of the State of Washington in connection with harbor area lease #1221-38.

Will you be so kind as to send us two copies of this lease form, which includes the bond form on the third page. It is necessary that we keep copies of bonds executed.

Yours very truly,

*A. E. Krull*  
A. E. Krull,  
Asst Manager.

J



5294  
X-

September 19, 1938

City of Bremerton  
Bremerton, Wash.

Attention Mr. C. C. Casad, Engineer

Gentlemen:

On August 9th we sent you the original and duplicate of Harbor Area Lease No. 1221-38 and asked that you sign both copies, execute the bond, and return to this office. On September 6th we wrote you, again asking for the return of the lease, but to date have not received a reply from you.

As we mentioned in our previous letter, this lease will not become effective and you have no right to use the area until both copies of the lease have been signed and returned to this office for execution by the Commissioner.

Please give this matter your immediate attention as we wish to complete this transaction upon our records.

Very truly yours,

Commissioner

DG



September 6, 1938

City of Bremerton  
Bremerton, Wash.

Gentlemen:

Our records show that H. A. Lease No. 1221-38  
which was forwarded to you in duplicate for signature,  
has not been returned to this office.

This instrument will not become effective  
until both copies have been signed by you in the pres-  
ence of two witnesses, and returned to this office to  
be executed by the Commissioner on behalf of the state.  
The original will then be returned to you.

Kindly give this matter your immediate atten-  
tion, that we may complete the same upon our records.

Very truly yours,

Commissioner



August 9, 1938

City of Bremerton  
Bremerton, Wash.

Dear Sir<sup>A</sup>:

Enclosed you will find Harbor Area Lease 1221-38  
in duplicate for your signature.

Please sign both copies, in the presence of  
two witnesses, on the line designated for the purchaser or  
lessee, and return both copies to this office. The original  
will then be executed by the Commissioner and returned to  
you.

Be sure that the signature on the line desig-  
nated is executed exactly the same as the name as written into  
the body of the instrument. This is essential because the  
document will be returned to you if the signature is incorrect.

Remember that you are not entitled to posses-  
sion of this property until you have signed this instrument  
and returned it to the Commissioner of Public Lands for final  
execution.

Please sign this instrument with INK.

**NOTE:**

The third page of the lease is  
the bond form, which must be filled  
out before the lease will be in force.  
This bond must be executed by a bond-  
ing company or by two business associates  
each of whom is worth not less than  
\$500.00. Please do not fail to execute  
this bond.

Very truly yours,

ALBERT C. MARTIN

Commissioner



APPLICATION NO. 1169

ISSUE GRAVEL)  
TIMBER) \_\_\_\_\_

CERTIFICATE \_\_\_\_\_

CONTRACT \_\_\_\_\_

DEED \_\_\_\_\_

LEASE Harbor area

TO City of Brenton

CONSIDERATION Rental \$18<sup>00</sup> per year - first period

DESCRIPTION \_\_\_\_\_

REMARKS \_\_\_\_\_

RETURN TO

SECRETARY OF BOARD

*by D. J.*  
*8/9/38*



DEPARTMENT OF PUBLIC LANDS  
Office of Commissioner

In re Application No. 1169, Filed August 9, 1938  
by the City of Bremerton for the  
Lease of Harbor Area in Kitsap County

ORDER

It appearing to the Commissioner at this time that Application No. 1169 was filed in this office by the City of Bremerton for the lease of the harbor area in front of part of Lots 1 and 2, section 14, township 24 north, range 1 east, W. M., in Kitsap County, more particularly described as follows:

All harbor area in front of the east 30 feet of Lot 1, section 14 and the west 30 feet of Lot 2, (High Avenue) section 14, township 24 north, range 1 east, W. M., and bounded by the inner and the outer harbor lines and the side lines of said portions of Lots 1 and 2 produced to and across the harbor area to the outer harbor line, as shown on the official maps of Bremerton Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington;

and

It further appearing that said application was referred to the County Assessor of Kitsap County and to the Port Commission of the Port of Bremerton; that from information obtained it appears that the harbor area has a valuation of \$300.00, and that the rental value of the harbor area is \$18.00 per year for the first period, for a term of ten years; that this amount is 6% of the valuation of the harbor area as fixed by the County Assessor; and

It further appearing that the applicant has submitted exhibits showing the proposed improvements to be placed on the above described harbor area; that said exhibits are satisfactory in substance and form, and the Commissioner being fully advised and believing that the application should be granted, it is therefore

ORDERED and DETERMINED that the rental for a lease to be issued under Application No. 1169, be and the same is here-



by fixed at 6% of the valuation as determined by the Assessor of Kitsap County, according to the provisions of Section 11121, Remington's Compiled Statutes; and that the rental for the first period based accordingly is \$18.00 per year; and that upon payment of the amount of the first year's rental and the statutory fee, a lease be issued to the applicant for a period of ten years; and it is further

ORDERED and DETERMINED that the exhibits be and the same are hereby approved as the exhibits under this application, and that a good and sufficient bond be approved on the lease to be issued under said Application No. 1169.

Dated this 9th day of August, A. D., 1938.

---

Commissioner of Public Lands



SALES PENDING MEMO.

NAME City of Bremerton ADDRESS Bremerton Wash  
Harbor Area

LEASE or CONTRACT NO. \_\_\_\_\_ APPLICATION NO. 1169

REASONS FOR PLACING IN SALES PENDING \_\_\_\_\_

*Check*

ENTERED

AUG 2 1938

Commissioner of Public Lands

Office No 179021

SALES PENDING \$ 13.00

APPLIED

OCT 19 1938



5294  
X ✓

August 6, 1938.

Mr. C. C. Casad,  
City Engineer,  
City of Bremerton,  
Bremerton, Washington.

Dear Sir:

I have your letter of August 4th and note that the warrant in the amount of \$13.00 can be presented to any Bremerton bank for payment at the present time. We will accordingly attempt to have it cashed and when we have received the money will proceed with the issuance of a lease under application No. 1169.

Yours very truly,

COMMISSIONER.

FOS:FEM  
3961

*Waiting*



# City of Bremerton

OFFICE OF THE CITY ENGINEER

BREMERTON, WASHINGTON

August 4, 1938

RECEIVED

AUG 5 1938

Commissioner of Public Lands  
3961 ✓

Mr. Albert C. Martin, Commissioner  
State of Washington  
Department of Public Lands  
Olympia, Washington

Dear Sir:

In reply to your letter of August 2nd,  
regarding the warrant covering the balance due for a  
lease under application No. 1169, we wish to advise  
that this warrant can be presented for payment in any  
bank in the City of Bremerton immediately.

Trusting that you will put this warrant  
through for payment and issue the lease, we are,

Very truly yours,

CITY OF BREMERTON

C.C. Casad, City Engineer

by

ECS/rb



5294

August 2, 1938.

Mr. C. C. Casad,  
City Engineer,  
City of Bremerton,  
Bremerton, Washington.

Dear Sir:

I received your letter of August 1st with which you sent in a warrant issued by the City of Bremerton to cover the balance due for a lease under application No. 1169.

It is noted that the warrant was registered July 28th and not paid for want of funds. We would like to know how soon this warrant can be presented for payment because we have no facilities for holding it and we cannot issue a lease until we have the actual money. The warrant is being held with the application and I would like to have you advise me as soon as possible when it should be presented. No lease will be issued until the warrant has been cashed.

Yours very truly,

COMMISSIONER.

FOS:FBM

*Waiting*  
*Do Not Attach*



# City of Bremerton

OFFICE OF THE CITY ENGINEER

BREMERTON, WASHINGTON

August 1, 1938

Albert C. Martin, Commissioner  
State of Washington  
Department of Public Lands  
Olympia, Washington

Dear Sir:

In accordance with your letter regarding application No. 1169 covering harbor area lease in front of parts of Lots 1 and 2, Section 14, Township 24 North, Range 1 East, W.M., we are enclosing warrant #564 amounting to \$13.00, covering the balance due.

Very truly yours,

CITY OF BREMERTON

C.C. Casad, City Engineer

by *C. Casad*

ECS/rb

Enc: 1

ENTERED

AUG 2 1938

Commissioner of Public Lands

178889

Office No. \_\_\_\_\_

*Returned*  
~~SALES PENDING~~



1801  
X

July 14, 1938

Mr. C. C. Casad,  
City Engineer,  
City of Bremerton,  
Bremerton, Washington.

Dear Sir:-

Reference is made to application No. 1169 filed in the name of the City of Bremerton, for the lease of the harbor area in front of part of Lots 1 and 2, section 14, township 24 north, range 1 east, W.M.

A lease will be prepared for a period of ten years and the rental will be 6% of the valuation determined by the County Assessor. This valuation is \$300.00 and the annual rental on that basis will be \$18.00.

The first years rental, together with the fee for issuing a lease will be \$23.00 and as there is a \$10.00 deposit under the application, the additional amount required to be paid is \$13.00. If you will arrange to forward a remittance of that amount, the lease will be prepared.

Very truly yours,

Commissioner.

FOS:HLW

Waiting File



COMMISSIONER OF PUBLIC LANDS  
OLYMPIA, WASH.

**OLYMPIA, WASH.**

RECEIVED

JUN 15 1938

Commissioner of Public Lands

## INSPECTOR'S REPORT

Name of Grant Harbor Area County of Kitsap

The 1n front part Lots 1 and 2 Sec. 14 Town. 24N Range 1E

## TOPOGRAPHY

See Sketch Inside

Application No. 1169

Lease

get app 1155

20000

**DISTANCE and DIRECTION** from corporate limits of any incorporated city or town, navigable lake, stream or body of water.

DISTANCE In the northwest corner of Bremerton.

**DIRECTION** #

## BACKGROUND—COLORS

Use dark green to represent green timber; vermillion, burnt-over timber land; blue for water, with appropriate indications of swamp or marsh land; yellow, sand, or very poor soil suitable for grazing only, with appropriate indications of scab rock, etc., burnt sienna, flat tint, to represent land and soil suitable for growing crops and where actually cultivated, use the same color ruled with brown suggestive furrows.

Inspected June 14, 1938

C. A. Mills

Inspector.

Report written June 14 1938

C. A. Mills

Inspector.



SOIL.—Examine closely, and make soil tests by ten-acre tracts, and report fully as to the character of soil and sub-soil, surface conditions, kinds of crops or products the land will yield, with estimates or amounts per acre. Also, whether the land requires irrigation, and, if so, whether water is available and how or by what method can water be applied.

How many acres agricultural? # ; pastoral? # ; scrub? #

Can the land be irrigated? # If so, state the source and condition of the water supply

#  
What is the present market value of the land, exclusive of timber and improvements? (Answer by legal subdivisions and, if necessary, by ten-acre tracts.)

See Assessor's valuations.

NOTE: Improvements for the purposes of this report include fencing, diking, draining, ditching, houses, barns, shelters, wells, slashing, clearing, orchards, breaking, and everything that has changed the land from its natural state. Describe all improvements in detail, and state the value of each item separately:

None.

INSPECTOR'S REPORT



(Read questions carefully before commencing to answer. Full, correct and complete answers to all questions must be made.)

On what government forty-acre tracts are the improvements situated? (Answer by items).....

#

#

When were the improvements made and by whom? (Answer fully as to each item).....

#

#

Who is the owner of the several items of improvement? (Answer fully as to each item, giving P. O. address of owner).....

#

#

Name of nearest railroad and distance therefrom.....#.....miles

Nearest river or water course and how far distant.....#.....miles

Nearest shipping point.....#.....miles

If there is timber on the land, what is its extent, character and value?.....#

#

(Report fully any indications of the presence of minerals, including coal; also, building stone, lime stone, etc.)

Value of stone on land, \$.....#.....; kind, quality and extent.....#

#

Present rental value:

Agricultural land, \$.....#.....per acre per annum.

Grazing land, \$.....#.....per acre per annum.

What are the number of acres of tillable and arable land.....#....., and on what government 40-acre tracts situated?.....#.....Show in topography.....#

What are the number of acres of grazing land.....#....., and on what government 40-acre tract situated?.....#

What are the number of acres of natural hay land.....#....., and on what government 40-acre tract situated?.....#

Is any person occupying said land? If so, who?.....#

P. O address.....#....., what portion?.....#

and how long has he occupied same?.....#.....and under what claim?.....#

Can payment for use and occupancy be collected if the land is being used without authority?.....

#

How many acres are under cultivation?.....#

How many acres are being used as grazing lands?.....#

What is being raised on the land?.....#

#

What is the.....#.....annual yield per acre?.....#

Market price at nearest shipping point?.....#

Does the land contain stock water?.....#

NOTE: Do not omit information reasonably called for by the brief headings, or questions printed herein. Be sure and insert all information, even though you may think it unimportant. Write fully and specifically.



NOTE: INSPECTOR READ AND REMEMBER—Answer every question fully, or if it does not apply to the case check it, thus indicating it has not been overlooked. If you do not find sufficient space following question, number question and complete answer under "General Report." Inspector, remember you do not appraise values. You merely furnish information that will enable the Department to determine values.

GENERAL REMARKS

This H. A. is practically the tidelands as it starts only a little ways off shore, I believe the meander line here is on the upland a short distance. This pipe line is staked out but no actual construction has started as yet. I see no objection for a proposition of this kind as this is a storm and not a sanitary sewer. ~~There is no objection to this kind of work being done here as it is only a small craft moored here occasionally~~

IF INSPECTOR DOES NOT ANSWER ALL QUESTIONS (or check them, thus indicating they have not been overlooked) THIS REPORT WILL BE RETURNED FOR CORRECTION.



STATE OF WASHINGTON  
OFFICE OF  
COMMISSIONER OF PUBLIC LANDS

Olympia, June 1, 1938

*To the Honorable Commissioner of Public Lands, Olympia Wash.:*

*Sir—I herewith submit the following report on* Application No. 1169 *by the City of Bremerton to lease harbor area in front of the east 30 feet of Lot 1 and the west 30 feet of Lot 2, section 14, township 24 north, range 1 east on Port Washington Narrows, near Bremerton, in central Kitsap County.*

The harbor area in front of the east 123 feet of Lot 1, section 14 was recently applied for by Thomas J. O'Mara under Application No. 1155 but was rejected by Commissioner's Order dated March 26, 1938.

This application covers the harbor area in front of the west 30 feet of Lot 2 which is High Avenue and the east 30 feet of Lot 1, both in section 14.

The application states that the harbor area is wanted for a 12 inch cast iron storm water outfall, which is to be buried in the beach and also for the installation of a pump station for a period of 30 years. The application further states that the tide lands abutting High Avenue are owned by the City of Bremerton and states that there are no improvements on the desired harbor area.

Exhibit "A" was received in this office May 16, 1938. The pump station appears to be on the uplands, not in the harbor area as stated in the application, showing the pipe line only in the harbor area.

The County Assessor under letter of May 25, 1938, in response to office letter of May 20, 1938, places a valuation of \$300.00 upon the desired 60 foot strip of harbor area or at the rate of \$5.00 a foot. Under the O'Mara application No. 1155, which covers part of the same harbor area, a valuation of \$1.00 a foot was made by the Assessor. See Assessor's letter of September 18, 1937, under Application No. 1153.



App. #1169.

-2-

June 1, 1938

The harbor area is now open and subject to application and may be described as follows:

All harbor area in front of the east 30 feet of Lot 1, section 14 and the west 30 feet of Lot 2, (High Avenue) section 14, township 24 north, range 1 east, W.M., and bounded by the inner and the outer harbor lines and the side lines of said portions of Lots 1 and 2 produced to and across the harbor area to the outer harbor line, as shown on the official maps of Bremerton Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington.

Approximate Dimensions

Length along inner harbor line-	- - - - -	86 feet
" " outer " " -	- - - - -	62 feet
Average width of harbor area-	- - - - -	220 feet
Approximate area-	- - - - -	.3 acre.

Respectfully submitted,

Frank M. Stocking,  
Chief Engineer.

EBT:MG  
#1169.

EBT. R.F.R.



## REPORT OF ENGINEER

STATE OF WASHINGTON  
OFFICE OF  
COMMISSIONER OF PUBLIC LANDS

Olympia, June 1, 1938

To the Honorable Commissioner of Public Lands, Olympia Wash.:

*Sir—I herewith submit the following report on Application No. 1169 by the City of Bremerton to lease harbor area in front of the east 30 feet of Lot 1 and the west 30 feet of Lot 2, section 14, township 24 north, range 1 east on Port Washington Narrows, near Bremerton, in central Kitsap County.*

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Exhibit "A" was received in this office May 16, 1938. The pump station appears to be on the uplands, not in the harbor area as stated in the application, showing the pipe line only in the harbor area.

The County Assessor under letter of May 25, 1938, in response to office letter of May 20, 1938, places a valuation of \$300.00 upon the desired 60 foot strip of harbor area or at the rate of \$5.00 a foot. Under the O'Mara application No. 1155, which covers part of the same harbor area, a valuation of \$1.00 a foot was made by the Assessor. See Assessor's letter of September 18, 1937, under Application No. 1153.



App. #1169.

-2-

June 1, 1938

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Approximate Dimensions

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" " outer " " - - - - -	- - - - -	62 feet
Average width of harbor area-	- - - - -	220 feet
Approximate area-	- - - - -	.3 acre.

Respectfully submitted,

Frank M. Stocking,  
Chief Engineer.

EBT:MG  
#1169.

EPB7

R. F. L.



DOUGLAS T. BUBAR  
ASSESSOR

OFFICE OF  
**COUNTY ASSESSOR**  
KITSAP COUNTY, WASHINGTON  
PORT ORCHARD

IRENE BOLTAN  
CHIEF DEPUTY

May 25, 1938

Albert C. Martin, Commissioner  
Department of Public Lands,  
State of Washington  
Olympia, Washington

RECEIVED  
MAY 26 1938  
Commissioner of Public Lands

2716

Gentlemen:

In reply to your letter of May 20th, requesting the valuation on a 60 foot strip of harbor area in front of the east 30 feet of lot 1 and the west 30 feet of lot 2, section 14, township 24 north, range 1, east, W.M. and bounded by the inner and the outer harbor lines and side lines of said portion of said section 14 produced northerly across the harbor area to the outer harbor line, the City of Bremerton, we herewith give you a valuation of \$300.00.

Very truly yours,

*D. Bubar*  
D. Bubar  
County Assessor

No reply  
Rpt Engr  
App 1169



8  
7

May 20, 1938.

Mr. Douglas T. Bubar,  
County Assessor, Kitsap County,  
Port Orchard, Washington.

Dear Sir:

We have received an application from the City of Bremerton to lease a 60 foot strip of harbor area in front of the east 30 feet of lot 1 and the west 30 feet of lot 2, section 14, township 24 north, range 1, east, W.M., and bounded by the inner and the outer harbor lines and side lines of said portion of said section 14 produced northerly across the harbor area to the outer harbor line.

Please forward your valuation pursuant to the provisions of Section 130 of Chapter 255 of the Laws of 1927.

Yours very truly,

COMMISSIONER.

RFR:FEM

Det



1801  
LP

May 20., 1938.

Mr. C. C. Casad,  
City Engineer,  
Bremerton, Washington.

Dear Sir:

The application of the City of Bremerton for a lease covering harbor area in front of parts of lots 1 and 2, section 14, township 24 north, range 1 east, W.M., accompanied by exhibit "A" has been filed under serial No. 1169 and we are enclosing herewith receipt No. 53408 covering the special deposit of \$10.00.

Yours very truly,

COMMISSIONER.

RFR:FBM  
Encl-1

Ret



APPLICATION  
for  
APPRAISEMENT AND SALE OR LEASE  
OF TIDE OR SHORE LANDS

ttance Received and Credited to  
Special Deposits

Open on Eng. Plat by *Reed* \$ Date *5-16-38*

red on

Application Reg.

by *EH* Date *5-17-38*

Inspection Reg.

by *PHO* Date

al Deposit Receipt No. *53408*

pt of App. Acknowledged by Date

red on Engineers

Register

by *EBT* Date *5-18-38*

Index Maps

by " Date "

Index Card

by " Date "

acket Made

by " Date "

Engineer's Report

by Date

Inspection Blank Made

by Date

ppraisal of Comm'r

by Date

nstrument Prepared

by Date

Engineer's Check

by Date

act Sent out for Signature by Date

act, Deed or Lease No. *1140*

Index Made by Date

act, Deed or Lease Entered on

pplication Reg.

by *22* Date *10/19/38*

ransfer Journal

by *22* Date

ndex Map

by *EBT* Date *10-18-38*

ickler Card

by Date

Entry Receipt No.

uments Checked by Eng. by *EBT* Date *10-18-38*

Contract or Lease Mailed on

177609



# Application for Lease of Harbor Area

The undersigned \_\_\_\_\_  
 CITY OF BREMERTON  
 is entitled to acquire and hold lands under the laws of the State of Washington, residing at  
 BREMERTON: WASHINGTON  
 hereby applies for the lease of the following described  
 harbor area, situate in \_\_\_\_\_  
 BREMERTON  
 Washington to-wit: being the area in front of lot \_\_\_\_\_  
 block \_\_\_\_\_  
 of \_\_\_\_\_  
 the lands described in the official plat thereof, and more particularly described as follows:

No. 1169 County KITSAP  
 \$ 10.00

## APPLICATION FOR LEASE OF HARBOR AREA

Of \_\_\_\_\_  
 CITY OF BREMERTON  
 Address \_\_\_\_\_  
 BREMERTON: WASHINGTON

*Gate*  
 In front of lot 1 & 2, block  
Sec 14 - Sup. 247 - Rge 1 E.  
 of \_\_\_\_\_  
 BREMERTON  
 (City) tide lands.

*May 17 - 1938*  
 JAY THOMAS, PUBLIC PRINTER

MAILED  
 MAY 17 1938  
 Commissioner of Public Lands  
 Office No. 1776094

APPLIED  
 OCT 19 1938  
 \$10.00

### Rules Governing the Submission of Plats, Plans and Specifications in the Matter of Leasing Harbor Areas

1. Accompanying each application and made a part thereof shall be: (a) A map marked "Exhibit A," showing the location of the portion of the harbor area desired to be leased; (b) a plat marked "Exhibit B," showing detail plans of improvements to be made or already existing on such area; (c) specifications marked "Exhibit C" to accompany the detail plans in "Exhibit B."
2. "Exhibit A" must be on good quality of mounted paper, 18x24 inches, and must show the location of the area desired to be leased, with the frontage of the adjoining lots or blocks of the shore or tide lands; also the ground plan of docks or wharves to be constructed or existing; also showing buildings located on such wharves. All courses and distances must be clearly marked.
3. "Exhibit B" must be on a good quality of mounted paper, 18x24 inches, and shall show a detail plan of the improvements to be made or already existing, showing distances from center to center of piles, depth of water, height above water, and details of superstructures; also showing methods of bracing, where any is used; also a plan of slips; but no buildings need be shown on the detail plans.
4. "Exhibit C" must give length and dimensions of piling and depth driven, dimensions of caps, dimensions and spacing of stringers, thickness of planking, length and dimensions of drift bolts, size and number of spikes, and details of construction.
5. "Exhibits B and C," here called for, are intended to cover all details of the construction of docks, wharves and other structures, and such plans and specifications must be such as would be used in actual construction, and no detail, whether here called for or not, must be omitted that would be necessary to such construction.

A. C. MARTIN,  
 Commissioner of Public Lands.



No. ....

# Application for Lease of Harbor Area

To the Commissioner of Public Lands, Olympia, Washington:

The undersigned CITY OF BREMERTON, a MUNICIPALITY  
entitled to acquire and hold lands under the laws of the State of Washington, residing at  
BREMERTON: WASHINGTON, hereby applies for the lease of the following described  
harbor area, situate in BREMERTON, KITSAP county, State of  
Washington, to-wit, being the area in front of lot ....., block ....., of .....,  
tide lands, according to the official plat thereof, and more particularly described as follows:

HARBOR AREA FRONTING PART OF GOVERNMENT LOTS 1 AND 2, LOCATED IN SECTION  
14, TOWNSHIP 24 N., R. 1 E., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE GOVERNMENT MEANDER LINE WHICH IS NORTH 0°17'00" W.,  
1081.15 feet AND EAST 30 feet, FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 2  
SECTION 14, TOWNSHIP 24 N., R. 1 E., W. M., SAID POINT BEING ON THE EAST MARGIN  
OF HIGH AVENUE, AND FOLLOWING SAID GOVERNMENT MEANDER LINE NORTH 45°41'37" W.,  
A DISTANCE OF 84.18 FEET

the same being shown on the plat herewith and made a part hereof, and marked "Exhibit A."

(See reverse side for rules governing submission of Exhibits "A" "B" and "C".)

For what purpose is the harbor area wanted? FOR A 12" CAST IRON STORM WATER OUTFALL,  
WHICH IS BURIED IN THE BEACH: ALSO FOR THE INSTALLATION OF A PUMP STATION

For how many years is the lease desired? TEN YEARS WITH OPTION TO BUY Thirty years.

Are you the owner of the abutting tide lands? ABUTTING HIGH AVENUE: OWNED BY CITY OF BREMERTON

If not, give name and last known P. O. address of such owner .....

Are there any improvements on the area covered by the application? NO

If so, state character and value of same .....

By whom are the improvements claimed? .....

Are the lands located within a Port District? NO

Are you a citizen of the United States or have you declared your intention to become such? .....

Dated at BREMERTON, Washington, this 11th day of MAY, 1938

(Sign here)

THE CITY OF BREMERTON

C. C. Casada City Engineer  
Ten dollars must accompany this application.

P. O. Address BREMERTON: WASHINGTON

NOTE—All remittances should be payable to A. C. Martin, Commissioner of Public Lands.

DNR-00007143